

**City of Greensboro Planning Department
Zoning Staff Report
January 10, 2004 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: K

Location: 601-603 Wimberly Drive; 606 Westland Drive (pt)

Applicant: Jack Cleary, Jennifer Cleary, Janice Walters and Ralph Tipton

Owner: Jack Cleary, Jennifer Cleary, Janice Walters and Ralph Tipton

From: RS-12

To: CD-RM-5

Conditions: 1) Uses: Townhomes for sale and related uses (e.g. homeowner amenities).
2) Townhomes will be constructed substantially of brick, masonry, glass, wood or stone.

SITE INFORMATION	
Max. Developable Units & Density	27
Net Density of Developable Land	27
Existing Land Use	Undeveloped
Acreage	5.422
Physical Characteristics	<i>Topography:</i> Generally Flat <i>Vegetation:</i> Grass / Wooded <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family	RS-12
<i>South</i>	Hope Christian Fellowship Church	RS-12
<i>East</i>	Single Family	RS-12
<i>West</i>	Single Family	RS-12

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S.

DIFFERENCES BETWEEN RS-12 (EXISTING) AND CD-RM-5 (PROPOSED) ZONING DISTRICTS
RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where water and sewer service is required. The overall gross density will typically be 3.0 units per acre.
CD-RM-5: Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses at a density of 5.0 units per acre or less. See conditions for use limitations and other restriction proposed for this property.

TRANSPORTATION	
Street Classification	Preys Street – Local Street, Westland Drive – Local Street, Wimberly Drive – Local Street.
Site Access	Access provided via street stubs/connections.
Traffic Counts	None available.
Trip Generation	N/A.
Sidewalks	Requirement per Development Ordinance.
Transit	No.
Traffic Impact Study	No, not required per TIS Ordinance.
Street Connectivity	Access will need to be provided somehow via street stub(s) and any streets not extended or connected will be required per Development Ordinance to be permanently terminated in some fashion.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, North Buffalo Creek if graded to drain east, South Buffalo Creek if graded to drain west
Floodplains	None
Streams	1 unclassified channel along western property line. If perennial, it requires a 50' buffer on each side measured from top of bank, top of steep slope, or edge of contiguous wetlands (whichever produces a greater buffer). The first 15' of the buffer is undisturbed and the next 35' can have no occupied structures and a maximum of 50% BUA.
Other	A 15' drainage easement centered on the pipe is required on the 24" system near the northern property line.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
South	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100' Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
East	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100' Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
West	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 4C.1: Establish standards for and ***promote new forms of compact development.***

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: This property is in an extended area which is designated as Low Residential (3-5 dwelling units/acre) on the Generalized Future Land Use Map. The RM-5 zoning classification is consistent with this land use designation.

This request meets both the Reinvestment/Infill goal and the Housing and Neighborhoods goal of Connections 2025. The Reinvestment/Infill goal is a broad goal which establishes the policy intent to promote infill and other forms of investment to maintain viable, equitable development throughout Greensboro's urban areas. The Housing and Neighborhoods goal addresses the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

Staff feels that this request is consistent with Connections 2025 policies for promoting new forms of compact development, promoting mixed-income neighborhoods, and promoting the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Staff has suggested that the applicant consider adding a condition which would enhance the planting yard required along the northern property boundary. One approach for accomplishing this would be to provide the required Type C planting yard of 20-feet in width but to plant it at a Type B planting rate. This would essentially result in an increase from 2 to 3 canopy trees per 100 linear feet, an increase from 3 to 5 understory trees per 100 linear feet, and an increase from 17 to 25 shrubs per 100 linear feet.

Planning staff feels that the best access to this site would be via Preys Street since that provides a more direct route to Muirs Chapel Road. However, somehow access will need to be provided via street stub(s) and any streets not extended or connected will be required per Development Ordinance to be permanently terminated in some fashion.

GDOT: No additional comments.

Water Resources: Site may potentially have wetlands. If any disturbance to wetlands is proposed and/or any stream crossing is proposed permits will have to be obtained from the state and corps of engineers prior to construction.

Possible on-site detention to meet quantity ordinance.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.